

**8/2/10 - Monday, August 2, 2010**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of August 2, 2010**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Reiter, Genskow, Schatz and Ms. Noland

The meeting was chaired by Mr. Kaiser.

**1. REZONING (Z-1473-10) “ CBD to CBD-P, Phoenix Park, Phase II**

Geoff Moeding has submitted a request to rezone property located on the south side of Wisconsin Street between N. Barstow Street and Riverfront Terrace from CBD to CBD-P and to adopt the General Development Plan for the Phoenix Parkside, Phase II development. Mr. Tufte explained that this rezoning will allow a reduced setback for the ground floor residential units in a CBD zone at a 5-foot setback. He noted that the buildings will actually be 13 ½ feet back from the sidewalk due to the wider 80-foot right-of-way. This matches the setback of the buildings on the north side of Wisconsin Street.

The development includes 24 proposed condo apartments facing Riverfront Terrace and 11 units facing Wisconsin Street. Parking will be provided underground, in garages, and on the surface. The second block (Block 7) will have 8 townhouses with surface parking and a 14,000 square foot commercial building facing N. Barstow Street.

Geoff Moeding, developer, spoke in support and stated that they wish to continue the residential look of Wisconsin Street and had no conflict with the conditions of rezoning. The Block 7 phase will probably change as they are not completely set on the style of building and size of the commercial structure.

John Mogensen spoke about the concerns for public parking in the North Barstow area. The City has to realize that public parking is needed in this area for the many businesses and events that occur at Phoenix Park.

George Geisert, 609 Rork Avenue, and owner of commercial property in the area, stated that he is worried about the lack of public parking given the success of the park. He suggested that Block 7 be allowed to be used for public parking until a final parking solution is done.

Randy Beck, representing RCU, encouraged the Plan Commission and City to work on alternative parking solutions for the area.

Lisa Aspenson, property owner in the area, stated that a long term solution is needed. She commented that the North Barstow BID has set aside \$50,000 to help finance a new public parking lot on the north side of E. Madison Street.

Mr. Schatz, Executive Director of the Redevelopment Authority, gave a summary of the TIF plans and stages of redevelopment in the area. He stated that in his view there is adequate parking on a daily basis for the redeveloped areas. The main parking problem is when there are events at Phoenix Park.

Mr. Kayser moved to recommend approval of the rezoning and adoption of the General Development plan with the conditions listed in the staff report. Mr. Klinkhammer seconded.

Mr. Hibbard moved to amend the motion removing Block 7 from the rezoning. Mr. Duax seconded and the motion failed. Commissioners Kaiser, Kayser, Seymour, Klinkhammer, Larson, Person, Duax voted no. Mr. FitzGerald abstained.

Mr. Kaiser then called the vote on the original motion which carried. Mr. FitzGerald abstained.

**2. CONDITIONAL USE PERMIT (CZ-1013) “ Damaged Landmark Structure, 310 Lake Street**

Mr. John Mogensen has submitted a request to allow the repair of a damaged landmark property at 310 Lake Street. The property was a nonconforming use as a 6-plex in a R-2 district and was damaged by fire beyond 50% of its value. The applicant is proposing to repair the building as a 6-plex, which was the previous use. In the worst case the building may need removal of the entire second floor and then rebuilding.

John Mogensen, applicant spoke in favor. He noted that he can provide 10 parking spaces but would accept the reduction to 9 spaces given the site is on a bus route and he would provide bicycle racks.

John Curtis, 302 W. Grand Avenue, spoke in support, stating it is important to restore such a significant structure.

Diane Curtis, 302 W. Grand Avenue, also spoke in support.

Lisa Aspenson, 4505 North Shore Drive, spoke in support. She felt this will encourage people to continue to invest in the neighborhood with the new courthouse construction nearby.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report, adding a fourth condition that the parking may be reduced to 9 spaces with bicycle racks being provided. Mr. Duax seconded and the motion carried.

**3. EXCESS PROPERTY “ 1300 First Avenue, Former Parks and Rec Building**

Ms. Noland presented a request to declare as excess the former Parks and Recreation Administration building at 1300 First Avenue

and the additional parking lot on the west side of Oxford Avenue. Possible solutions for the site are either multi-family housing (R-4) or central business district commercial (CBD).

Mr. Klinkhammer moved to recommend declaring both properties as excess with the recommendation that the building be sold first with or without the additional parking lot on Oxford Avenue. Mr. Pearson seconded and the motion carried.

4. **SITE PLAN (SP-1025) “ Warehouses, Gala Street**

Dave Fischer has submitted a site plan for two mini-warehouse buildings to be located at the northeast corner of Gala Street and Malden Avenue. The site plan shows two buildings with 24<sup>TM</sup> wide curb cuts to the site from Malden Avenue and Gala Street. The buildings are set back 30<sup>TM</sup> from both street and 12<sup>TM</sup> from the>

Plan Commission members commented on the need for an easement from>

No one appeared in support of the request.

Mr. Duax moved to postpone consideration. Mr. Klinkhammer seconded and the motion carried. Mr. FitzGerald abstained.

5. **SITE PLAN (SP-1026) “ Gordy<sup>TM</sup>s County Market Addition, 3310 E. Hamilton Avenue**

River Valley Architects has submitted a site plan for an addition to Gordy<sup>TM</sup>s County Market at 3310 E. Hamilton Avenue the site plan shows a 7,448 square foot addition to the east wall of the building for a new liquor store. The parking lot will be reconfigured to increase the existing parking to 316 stalls.

Jamey Bowe, architect, spoke in support. He stated the need to provide clear pedestrian corridors to the store entrances and explained the parking lot reconfiguration. He felt the traffic islands near the handicap stalls were obstacles.

David Schafer, 1802 Inwood Court, Eau Claire, and owner, spoke in support. He stated that they could have the poster panel removed after the current lease is completed on April 30, 2011. He also spoke on the need for clear open pedestrian access to the store for customers and handicapped persons.

Joe Theisen, contractor, spoke on the difficulty of snow removal with the traffic islands and, in particular, with the required islands adjacent to the handicap parking stalls.

Mr. Tufte stated that this island requirement was a standard of the Plan Commission and not an ordinance and, therefore, it is an item that can be waived by the Plan Commission.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, amending Item 1b that the cross walks be paved with either concrete or some other material to identify the area and no traffic islands are required at the three entrances and that the poster panel be removed after the lease terminates on April 30, 2011. Mr. Pearson seconded and the motion carried.

6. **MINUTES**

The minutes of the meeting of July 19, 2010, were approved.

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Joe Seymour, Secretary